151.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,055,200 / 1,055,200
					USE VALUE:	1,055,200 / 1,055,200
					ASSESSED:	1,055,200 / 1,055,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON ROBERT V
Owner 2:	
Owner 3:	
Street 1:	37 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ROBERT/KATHERINE -
Owner 2:	-
Street 1:	40 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 2955 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6750.000	548,200	9,000	498,000	1,055,200
Total Card	0.155	548,200	9,000	498,000	1,055,200
Total Parcel	0.155	548,200	9,000	498,000	1,055,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.09 /Parcel: 357.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100526

GIS Ref

GIS Ref

Insp Date 04/14/18

!11891!

PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	548,200	9000	6,750.	498,000	1,055,200		Year end	12/23/2021
2021	104	FV	523,100	9000	6,750.	498,000	1,030,100		Year End Roll	12/10/2020
2020	104	FV	523,100	9000	6,750.	498,000	1,030,100	1,030,100	Year End Roll	12/18/2019
2019	104	FV	404,800	9200	6,750.	466,900	880,900	880,900	Year End Roll	1/3/2019
2018	104	FV	404,800	9200	6,750.	386,000	800,000	800,000	Year End Roll	12/20/2017
2017	104	FV	379,500	9200	6,750.	354,800	743,500	743,500	Year End Roll	1/3/2017
2016	104	FV	379,500	9200	6,750.	323,700	712,400	712,400	Year End	1/4/2016
2015	104	FV	338,100	9400	6,750.	317,500	665,000	665,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:19:12

LAST REV

Date	Time
04/27/18	08:40:26
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11891

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ROBERT/	64183-176		9/4/2014	Convenience	1	No	No		
JOHNSON HAROLD	32277-151		1/15/2001	Family	1	No	No		
JOHNSON HAROLD	12038-715		12/14/1999	Other	1	No	No		
	12038-715		7/20/1971		25,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2012	1534	Re-Roof	4,000	C				
12/13/2011	1618	Redo Kit	10,200	C				
11/14/1995	651		5,000					ADD 4 FT TO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
4/12/2013	Info Fm Prmt	MM	Mary M
6/7/2012	Info Fm Prmt	BR	B Rossignol
1/16/2009	Meas/Inspect	189	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
7/15/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6750		Sq. Ft.	Site		0	80.	0.92	9									497,999						498,000	

Total AC/HA:	0.15496	Total SF/SM:	6750	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	497,999	Spl Credit		Total:	498,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04772723
Const Adj.:	0.99989998
Adj $ / SQ:	188.572
Other Features:	119000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	744773
Depreciation:	196620
Depreciated Total:	548153

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

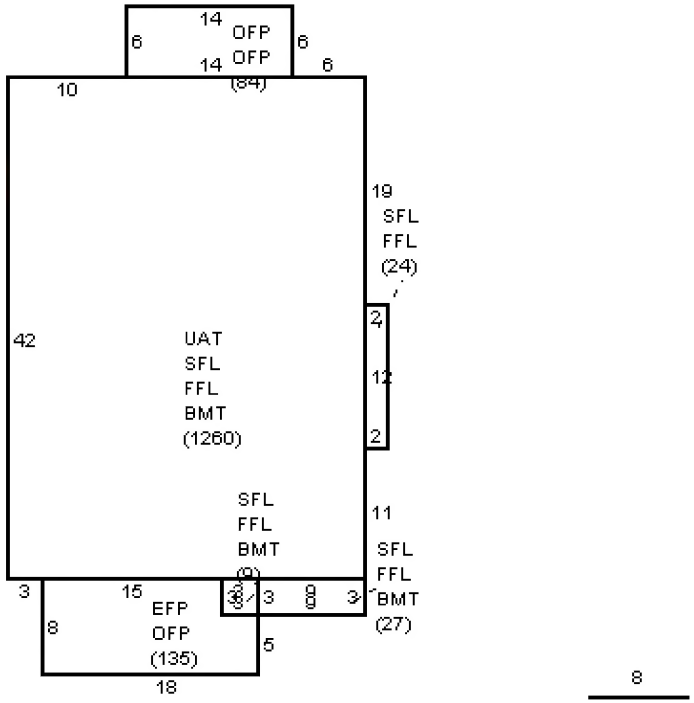
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.57
Special Features:	0	Val/Su Net:	116.91
Final Total:	548200	Val/Su SzAd	207.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,320	188.570	248,915
SFL	Second Floor	1,320	188.570	248,915
BMT	Basement	1,296	56.570	73,317
UAT	Upper Attic	315	132.000	41,580
OFP	Open Porch	303	21.940	6,649
EFP	Enclos Porch	135	47.390	6,397

	Net Sketched Area:	4,689	Total:	625,773	
Size Ad	2640	Gross Area	5634	FinArea	2955

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	18X20	G	GD	1990	30.17	T	17.4	104			9,000			9,000

More:	N	Total Yard Items:	9,000	Total Special Featues:		Total:	9,000